

COMMON COUNCIL
COUNCIL CHAMBERS
FEBRUARY 20, 2007

- I. Mayor Fred Armstrong called a regular meeting of the City Common Council to order at approximately 7:08 P.M. in the Cal Brand Meeting Hall.
 - A. Opening Prayer was given by Mike Malinsky with St. Peter's Lutheran Church.
 - B. Pledge –Mayor Armstrong led the Pledge of Allegiance.
 - C. Roll Call: Present: Jesse Brand, Ann DeVore, George Dutro, Craig Hawes, Robert Kittle, Martha Myers, August Tindell.
 - D. Minutes –Martha Myers moved to approve the minutes from the Council meeting of January 16th, 2007. Ann DeVore seconded the motion. The motion passed by a vote of 7 to 0. Ann DeVore moved to approve the minutes from the Council meeting of February 6, 2007. Robert Kittle seconded the motion. The motion passed by a vote of 7 to 0.
 - E. Mayor Armstrong introduced the two pages for the evening. The pages were Kirsty Carlin, 7th grader at Central Middle School and Kasirha Goodman, 6th grader at ABC Stewart School. Each student introduced themselves and talked about their interests.

II. Unfinished Business Requiring Council Action

- A. Second reading of an Ordinance entitled “ORDINANCE NO.3, 2007, AN ORDINANCE AMENDING THE PRELIMINARY PUD PLAN ESTABLISHED BY ORDINANCE NO. 36, 1994 FOR THE CHARWOOD CORPORATE SUITES PLANNED UNIT DEVELOPMENT (PLAN COMMISSION CASE NO. PUD-94-6), ADOPTED CONSISTENT WITH TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA.” (Charwood) Jeff Bergman, Planning Director, presented this Ordinance. Jeff gave an overview of the project. He showed the zoning information map, and the site photo. Brief discussion followed. Martha Myers moved to approve the Ordinance. Ann DeVore seconded the motion. The motion passed with a vote of 6 to 0 with Jesse Brand abstaining.
- B. First reading of an Ordinance entitled “ORDINANCE NO.____, 2007, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OT THE CITY OF COLUMBUS, INDIANA.” (Cornerstone Development Co. Annexation) Jeff Bergman reported he introduced this annexation at the January 16, 2007 Council meeting. This is approximately 30 acres of agricultural zoned property that applicant wishes to annex for residential development. The property is generally located on the south side of County Road 200 South, east of Terrace Lake Road. Jeff showed the site map, location map and photos. He indicated the Columbus Plan Commission reviewed the application and it was given a favorable recommendation by a vote of 9 to 0. Councilman George Dutro indicated he was the developer on this property. He stated he would leave the room and not be voting on the Ordinance. Martha Myers made a motion to place in proper channels. Ann DeVore seconded the motion. The motion passed by a vote of 6 to 0.

- C. Second reading of an Ordinance entitled “ORDINANCE NO. 4, 2007, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM “R-2” (SINGLE-FAMILY RESIDENTIAL) TO “B-4” (HIGHWAY BUSINESS). (Gehring Properties Rezoning) Jeff Bergman presented this final reading on the Gehring Properties Rezoning. Jeff Bergman recapped the highlights of this Ordinance. He indicated it is a request to rezone approximately 2 acres to B-4 Highway Business, Jeff Bergman stated he was presenting a new Amended Ordinance which the Council had before them. Martha Myers made a motion to amend the Ordinance as revised under Section 2 Conditions. Ann DeVore seconded the motion to amend. The motion to amend passed by a vote of 7 to 0. Ann DeVore moved to approve the Amended Ordinance. Robert Kittle seconded the motion. The motion passed by a vote of 7 to 0.

III. New Business Requiring Council Action

Martha Myers made a motion to move Item G. to be heard after Item C. Ann DeVore seconded the motion. The motion passed by a vote of 7 to 0.

- A. Reading of a Resolution entitled “RESOLUTION NO. 5, 2007 A RESOLUTION AUTHORIZING THE MAYOR AND THE CLERK-TREASURER TO EXECUTE STATEMENT OF BENEFIT FORMS IN CONJUNCTION WITH AN APPLICATION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1-7.” (Cummins Inc.) Judy Jackson, Community Development Director, presented this tax abatement. She introduced Roger Lang, Executive Director for LDD Manufacturing – Cummins Inc. Mr. Lang indicated Cummins Inc. was requesting tax abatement on real and personal property in conjunction with an expansion of its facilities along with purchase and installation of new manufacturing; research and development; and logistic and transportation equipment in Columbus Engine Plant located at 1000 Fifth Street, Columbus, IN. Cummins Inc. will invest \$21,600,000 in real property improvements and \$213,300,000 in personal property as a part of this expansion. As a result, Cummins Inc. will hire an additional 458 full-time employees by the third quarter of 2010 with a combined annual salary of \$16,300,000 for additional jobs. Councilman Craig Hawes indicated the Incentive Review Committee had met and found Cummins to be in substantial compliance. Tom Vujovich, Chairman of the Redevelopment Commission, spoke on behalf of the Commission and indicated since this plant is located in a TIF District the Redevelopment Commission is required to also approve the tax abatement. Mr. Vujovich indicated the Redevelopment Commission approved the tax abatement for Cummins. Corey Carr, Executive Director for Economic Development, also spoke on the positive things for tax abatement. Craig Hawes made a motion to approve the Resolution. Jesse Brand seconded the motion. The motion passed by a vote of 7 to 0.

Councilman Craig Hawes then presented to Clerk Treasurer Brenda Sullivan a letter from Jim Clouse, Program Manager with Community Development, regarding the compliance forms (CF-1) for various tax abatements. Those companies being Mitsuya Rashi Industries Co.,

Moravec Realty, LLC (Blairex), O&R Corporation and Rohbi Realty (Tsune America).

Noted: Councilman Robert Kittle left the Council meeting due to a family emergency.

ADDENDUM

- A.II. Reading of a Resolution entitled “RESOLUTION NO. 6,2007,A RESOLUTION AUTHORIZING THE MAYOR AND THE CLERK TREASURER TO EXECUTE STATEMENT OF BENEFIT FORMS IN CONJUNCTION WITH AN APPLICATION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1.-12.1.7” (NTN Driveshaft) Judy Jackson presented this tax abatement. She introduced Joe Kurdziel , Account Manager, who spoke on behalf of NTN Driveshaft. Mr. Kurdziel asked the Council to approve a tax abatement on personal property in conjunction with an expansion of its facilities located at 8251 South International Drive, Columbus, Indiana. NTN Driveshaft, Inc. will invest \$70,000,000 in personal property as a part of this expansion. They will hire an additional 200 full-time employees. Mr. Kurdziel indicated demand for their product is good and it is a successful business. Craig Hawes reported the Incentive Review Committee had met and found NTN Driveshaft, Inc. to be in substantial compliance. Tom Vujovich spoke on behalf of the Redevelopment Commission and indicated since NTN Driveshaft Inc. is located in a TIF District, the Redevelopment Commission must also approve the tax abatement. Mr. Vujovich indicated the Redevelopment Commission supported the tax abatement. Craig Hawes moved to approve the Resolution. Martha Myers seconded the motion. The motion passed by a vote of 6 to 0.
- B. First reading of an Ordinance entitled “ORDINANCE NO.____, 2007, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA.” (Wickstrom/Woodside Northwest) Jeff Bergman, Planning Director, presented this first reading. He displayed the project title & request, location map, zoning information, comprehensive plan, future land use map, site photos, and annexation policies. Mr. Bergman under this presentation also discussed the rezoning of this property which is the next item on the Agenda - Item C. The applicant requested that an area of approximately 105 acres be rezoned to I-3 (Heavy Industrial). The property is generally located on the east side of County Road 300 West, north of State Road 58. On February 7th, 2007, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 9 in favor and 1 opposed. The favorable recommendation was approved with conditions. Discussion followed. George Dutro made a motion to place in proper channels. Craig Hawes seconded the motion. The motion passed by a vote of 6 to 0.
- C. First reading of an Ordinance entitled “ORDINANCE NO.____, 2007, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM “AG” (AGRICULTURE) TO “I-3C” (HEAVY INDUSTRIAL WITH CONDITIONS) (Wickstrom/Woods) Martha Myers made a motion to place in proper channels. August Tindell seconded the motion. The motion passed by a vote of 6 to 0.

Change in Agenda Order

- G. Reading of a Resolution entitled “RESOLUTION NO.7, 2007, A RESOLUTION AUTHORIZING THE TRANSFER OF REAL AND PERSONAL PROPERTY FROM THE CITY OF COLUMBUS FIRE DEPARTMENT TO THAT OF COLUMBUS REGIONAL HOSPITAL” Tim Coriden - Cindy Boll, general counsel for Columbus Regional Hospital presented this Resolution. She indicated CRH wished to purchase Fire Station 2 on Central Avenue to warehouse its emergency vehicles and to provide living quarters for its on-duty emergency personnel. The price was negotiated and there has been an appraisal done on the property. The negotiated price is \$ 266,000.00. Ms. Boll and City Attorney Tim Coriden indicated a purchase agreement would be presented to the Board of Works for approval. The Columbus Regional Hospital Board will also need to approve the Resolution. Discussion followed. George Dutro made a motion to amend the Resolution under Number 2. – it should read as follows:

*That the purchase agreement, and its remaining terms, shall be negotiated and approved by the **City of Columbus Board of Public Works and Safety.***

Craig Hawes seconded the motion. The motion to amend passed by a vote of 6 to 0. George Dutro moved to amend the Resolution under Number 4 – it should read as follows:

*That the proceeds from the transfer and sale of Fire Station No.2 shall be placed in Cumulative Fire **Fund 426**, so as to help offset and defray the expenses associated with the building of the new firehouse.*

Craig Hawes seconded the motion to amend. The motion to amend passed by a vote of 6 to 0. Craig Hawes moved to approve the Amended Resolution. Ann DeVore seconded the motion. The motion passed by a vote of 6 to 0.

- D. First reading of an Ordinance entitled “ORDINANCE NO._____, 2007, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM “AG” (AGRICULTURE) TO “SU-3” (SPECIAL USE – PUBLIC PARK & RECREATION FACILITIES) Jeff Bergman, Planning Director, presented this Ordinance. He indicated the Columbus Plan Commission met on February 7, 2007 and reviewed the application to have an area of approximately 290 acres located at 1705 West County Road 550 South, be re-zoned from AG (Agriculture) to SU-3 (Special Use – Public Park & Recreation Facilities) The purpose of the rezoning is to allow a golf course previously constructed on the property to be used as a business, rather than for personal recreation. Some adjoining property owners had attended the Plan Commission hearings on this topic and expressed concern about drainage, increased traffic, damage from poorly hit golf balls and other similar potential impacts. The Plan Commission requested several site plan modifications which applicant has agreed to comply. The Plan Commission voted 9 to 1 to approve the rezoning recommendation. Jeff showed the zoning information and the site photo rezoning. Martha Myers moved to place in proper channels. Ann DeVore seconded the motion. The motion passed by a vote of 6 to 0.

Change in Agenda – George Dutro made a motion to move Item H to be heard after Item D. Jesse Brand seconded the motion. The motion passed by a vote of 6 to 0.

- H. Reading of a Resolution entitled “RESOLUTION NO.8, 2007, A RESOLUTION AUTHORIZING THE APPLICATION OF ADDITIONAL FUNDS TO THE MILL RACE CENTER PROJECT” George Dutro spoke on behalf of the Columbus City Council. He stated he had attended the public meetings regarding Mill Race Center and spoke of the importance of a financial commitment from City Council before the Mill Race Center’s next fundraiser. George Dutro indicated the Council would budget in 2008 for \$1,600,000 toward the construction of Mill Race Center. Martha Myers, President Pro Tem of the Columbus City Council made a motion that all of City Council would approve this Resolution as a first and all members of City Council would second with a unanimous vote of 6 to 0 in favor of the Resolution.
- E. First reading of an Ordinance entitled “ORDINANCE NO. _____, 2007, AN ORDINANCE ESTABLISHING REGULATIONS FOR THE PARKING OF VEHICLES” Steve Ruble, City Engineer, presented this Ordinance. Mr. Ruble stated this Ordinance was presented to establish regulations on parking and storing oversized vehicles such as recreational vehicles in a public right-of-way. This Ordinance would prohibit parking or storage in a public right-of-way, with the exception for preparation of trip, for more than two (2) consecutive days or on more than two (2) days in any seven (7) day period and should not be occupied while parked on the street. Discussion followed. Jesse Brand made a motion amend the Ordinance under Section 6. which should be *A through D* and to place in proper channels. Martha Myers seconded the motion. The motion passed by a vote of 6 to 0.
- F. First reading of an Ordinance entitled “ORDINANCE NO. 5 , 2007, AN ORDINANCE TO AMEND MUNICIPAL CODE TITLE 10, CHAPTER 10.28 SECTION 240 WHICH IS AN ORDINANCE REGULATING THREE HOUR PARKING ZONES WITHIN THE DOWNTOWN BUSINESS DISTRICT OF COLUMBUS, INDIANA” Steve Ruble, City Engineer, presented this Ordinance. He indicated this was presented due to business owners request for the change since parking along the designated street was being abused by certain people. Martha Myers indicated she had received several complaints about people parking all day in spaces in the downtown area. Discussion followed. George Dutro asked that the rules be suspended and this Ordinance be passed on first reading. Martha Myers seconded the motion. The motion passed by a vote of 6 to 0. Martha Myers made a motion to approve the Ordinance. Jesse Brand seconded the motion. The motion passed by a vote of 6 to 0.

Item G. – Heard previously.

- G. Reading of a Resolution entitled “RESOLUTION NO. _____, 2007, A RESOLUTION AUTHORIZING THE TRANSFER OF REAL AND PERSONAL PROPERTY FROM THE CITY OF COLUMBUS FIRE DEPARTMENT TO THAT OF COLUMBUS REGIONAL HOSPITAL” Tim Coriden

Item H. – Heard previously.

- H. Reading of a Resolution entitled “RESOLUTION NO. _____, 2007,
A RESOLUTION AUTHORIZING THE APPLICATION OF
ADDITIONAL FUNDS TO THE MILL RACE CENTER PROJECT”
George Dutro

IV. Other Business

- A. Standing Committee and Liaison Reports.
- B. Next Regular Scheduled Meeting will be Wednesday,
March 7, 2007 at 7:00 PM in the Council Chambers.
- C. Adjournment: Martha Myers moved to adjourn the meeting. August
Tindell seconded the motion. The motion passed by a vote of
6 to 0. The meeting adjourned at approximately
8:38 o'clock P.M.

Presiding Officer of the Common Council

Attest:

Columbus City Clerk Treasurer